

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

August 16, 2012

1:00 PM

Minutes

Martin Cabrera
Smita Shah
Les Bond
Patricia Scudiero
Olga Camargo
Bishop John R. Bryant
Linda Searl
George Migala
Andrew Mooney
Michael Kelly
Kevin Slaughter
Alderman Walter Burnett
Alderman Margaret Laurino

Doris Holleb
Daniel Sih
Gabe Klein
Terry Peterson
Alderman Edward Burke
Alderman Thomas Tunney
Alderman Ray Suarez
Alderman Daniel S. Solis

- I. The Vice-Chairman called the meeting to order at 1:05PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on August 16, 2012.
- III. The Minutes of the July 19, 2012 Hearing were approved unanimously.

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-5 WERE APPROVED BY AN OMNIBUS VOTE OF 11-0.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3984 South Lake Park Avenue in the 4th Ward. (12-054-21)

Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1743-45 West 51st Street in the 16th Ward. (12-051-21)

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5929 South Peoria Street in the 16th Ward. (12-052-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 6505 South Yale Avenue in the 20th Ward. (12-053-21)

Acquisitions and Dispositions

5. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Puerto Rican Cultural Center For the preservation of a community open space for the property located at 2425 West North Avenue in the 1st Ward. (12-050-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development application submitted by Ravenswood Station, LLC for the property generally located at 1800-1824 West Lawrence Avenue. The applicant proposes to construct a two-story building containing 155,000 square feet of retail/commercial space with 365 accessory parking spaces located on the roof and an adjacent on-site surface parking lot. (47th Ward) **Approved 12-0, Yeas – Commissioners Bond, Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, and Cabrera.**
2. A proposed amendment to Business Planned Development No. 559, submitted by Lincoln, Ashland & Belmont, LLC, for the property generally located at 3236 North Ashland Avenue. The applicant proposes to increase the total floor area to permit the construction of a new indoor swimming pool and associated locker room facilities in an area currently occupied by loading docks. No expansion or addition is proposed for the exterior of the building and no change is being requested to any other aspect of Business Planned Development No. 559. (44th Ward) **Approved 13-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Slaughter, and Cabrera.**
3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 621, submitted by the Chicago Park District, for the property generally located at 351 East Randolph Street and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate North Grant Park (Daley Bicentennial Plaza) and Peanut Park. The applicant is proposing to maintain the current zoning of the property, Planned Development No. 677 and POS-1 (Regional or Community Parks). (42nd Ward) **Approved 10-0-1 with Commissioner Kelly being recused , Yeas – Commissioners Bond,**

Burnett, Camargo, Laurino, Migala, Scudiero, Searl, Shah, Slaughter, and Cabrera.

4. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 622, submitted by GEMS Chicago, Inc., for the property generally located at 350 East South Water Street (Phase I) and 355 East Wacker Drive (Phase II) and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a nine-story, 82,000 square foot educational facility for kindergarten through 4th grade students in Phase I and a 13-story, 248,000 square foot educational facility for 5th through 12th grade students with parking for 105 vehicles in Phase II. The applicant is proposing to maintain the current zoning of the property, Planned Development No. 70. (42nd Ward) **Approved 9-0, Yeas – Commissioners Burnett, Camargo, Kelly, Laurino, Migala, Scudiero, Searl, Slaughter, and Cabrera.**
5. A proposed amendment to Residential Planned Development No. 287 submitted by Community Housing Partners XIV, LP, for the property generally located at 4814-4858 North Kedzie Avenue. The applicant proposes to rezone the site from Planned Development No. 287 to an RM-5.5 Multi-Unit Residential District prior to reestablishing Residential Planned Development No. 287, as amended. The applicant will amend Sub Area B with a five-story elderly housing building with 56 dwelling units and 20 accessory parking spaces. (39th Ward) **Approved 8-0-1 with Commissioner Laurino being recused, Yeas – Commissioners, Burnett, Camargo, Kelly, Migala, Scudiero, Searl, Slaughter, and Cabrera.**
6. A proposed Residential Business Planned Development submitted by Mid City Plaza, L.L.C for the property generally located at 723-741 West Madison Street, 1-41 South Halsted Street, and 760-778 West Monroe Street. The site is improved by a 14-story hotel and accessory surface parking lot. The applicant proposes to construct a 46-story mixed-use building with 492 dwelling units, 520 accessory parking space, with ground floor retail space, banquet, and conference facilities. (27th Ward) **Approved 8-0-1 with Commissioner Burnett being recused, Yeas – Commissioners, Camargo, Kelly, Laurino, Migala, Scudiero, Searl, Slaughter, and Cabrera.**
7. A proposed planned development in the Roosevelt/Cicero Industrial Corridor, submitted by J.B. Hunt Transport, Inc., on behalf of the property owner Freeport McMoran Chicago Rod, Inc., for the property generally located at 4434-58 West Ogden and 2304-2410 South Kenneth Avenues. The applicant is proposing to construct an approximately 730,000 square foot, outdoor, container storage lot with surface parking spaces and warehouse facility. The applicant is requesting that the subject property be rezoned from M1-2 (Limited Manufacturing/Business Park District) and M2-2 (Light Industry District) to M2-2 prior to establishing this planned development. (22nd Ward) **Approved 7-0 with Yeas – Commissioners, Camargo, Kelly, Migala, Scudiero, Searl, Slaughter, and Cabrera.**

Adjournment: **3:55 PM**